



## MEMORANDUM

TO: Mayor Asa Wilson and Members of the Board of Aldermen

FROM: City Clerk Ruth Baker

DATE: July 31, 2006

SUBJECT: Work Session of Saturday, July 29, 2006

Please allow this memo to serve as a brief summary of the Work Session held on Saturday morning, July 29, 2006 beginning at 7:35 a.m.

Those present were: Alderman Clement, Alderman Steinbrenner, Alderman Ottenad, Alderman Wandishin, Alderman Diehl, Mayor Wilson, City Administrator/City Engineer Ed Blattner, Director of Finance Michelle DePew, Assistant Director of Public Works Bob Ruck, Chief of Police John Connolly and Director of Planning, Zoning, and Economic Development Franz Kraintz. Alderman Tullock participated by telephone.

### Discussion regarding storm damage brush chipping issue

City Administrator Ed Blattner talked about the need for establishing a policy for providing a citywide storm damage brush chipping program. Based on the discussion, Mr. Blattner and Assistant Director of Public Works Bob Ruck will draft a policy for the Board to review.

### Discussion regarding IESI contract/trash pickup services

Public Works Secretary Karla Miller had supplied a list of misses for trash, yard waste and recycling pickups for the months of March, April, May, June, and July, 2006. Concern was expressed about IESI seeming to make the same mistakes as pertaining to problems with pickup misses in the past. It was agreed that Mayor Wilson and City Administrator Ed Blattner would meet with Don Zykan of IESI at the earliest opportunity to discuss some of the collection problems.

### Presentation pertaining to business selection of city for location

Alderman Steinbrenner attended a seminar called “Boom Town” given by Mr. Jack Schultz. She gave a summary of the presentation, and talked about what it takes for cities to have growth. Alderman Steinbrenner handed out an outline on topics covered and provided a promotional video of the “Boom Town” presentation which she asked each alderman to view when they had the time. She thought the Board of Aldermen might want to consider having Mr. Schultz come and address city officials and businessmen in the Manchester area. A fee of around \$3,000 is required to have Mr. Schultz come, and Alderman Steinbrenner thought that attendees could be charged \$50, \$60 or \$100 per person. Mr. Schultz gives a motivational presentation on what cities can do to better market themselves and to encourage growth.

### Discussion of marketing strategy and plan for Manchester

Mayor Wilson discussed his marketing strategies, as follows:

1. Market current businesses and attract sales. Inform residents of what is available in the City.
2. Market the City for new businesses. Try to attract new businesses by providing demographics data and make it available to the businesses.
3. Market the City to attract new residents.
4. Market the City to existing residents and make them feel like this is a community.
  - a. Have future articles in the *Courier* like the proposed Chadwick Swim Club article and other special articles that might tie the community together.

Mayor Wilson is interested in forming a volunteer citizens group that would take a leadership role in looking for means by which to enhance the representation of the City. He suggested putting money in the 2007 budget to enhance marketing efforts.

### Discussion of project management for the Manchester Highlands development

Mayor Wilson would like the City to take a more active role in this development, and he would like to see regular reports on the Manchester Highlands Development in the weeks to come. He would also like to see the City take an active role with the south side area of Manchester Road businesses to facilitate the enhancement of that area.

Mayor Wilson agreed with City Administrator Ed Blattner that the City might be well advised to seek a consultant to look at a concept plan of the south side area in terms of circulation of traffic and other issues to make sure that will comply with the new traffic plan on Manchester Road and the restrictions on turning movements that will be required by MoDOT on Manchester Road.

City Administrator Ed Blattner mentioned that Doug Shatto from Crawford, Bunte, Brammeier Travel Consultants was presented with the MoDOT concept approval of the traffic improvements at Manchester Road and Route 141 required by MoDOT for the Manchester Highlands Development, but Crawford, Bunte, Brammeier were not progressing with any other design work at this time because they indicated that Pace

Properties had some additional site plan and firming-up-tenant issues that were not allowing Crawford, Bunte, Brammeier to proceed at this time.

Discussion regarding St. Louis County Police Satellite Site

Alderman Steinbrenner suggested revisiting the St. Louis County Police Department Satellite Site issue by allowing them to use the former Dobbs facility in the Treetop Shopping Center to provide an expanded satellite operation office, moving from the current smaller tenant space used in the Center.

Chief Connolly will be in contact with the St. Louis County Police Department, and he will work with Aldermen Diehl and Wandishin in discussions with the Department and the area residents to see if there could be an understanding obtained so that the County Police could go forward. It is apparent from the discussion that the St. Louis County Police Department would still be interested in acquiring that location for an expanded operations site. The members of the Board of Aldermen said they were willing to revisit the proposed plan and they would wait for the St. Louis County Police Department to resubmit their request.

The meeting adjourned at 10:15 a.m.

Respectfully submitted,

Ruth E. Baker, City Clerk